



March 11, 2024

#### REMOVAL OF EUC TREE BY 7620 PLANNED

Weather permitting, for safety's sake, the large eucalyptus tree by the mailbox kiosk near Bldg. 7620 is scheduled to be removed on March 18<sup>th</sup> through 27<sup>th</sup> by Action Tree. While the Association does not necessarily want to remove this beautiful mature tree, unfortunately, it's lifting the concrete pad to the mailbox kiosk and, possibly, to the transformer nearby. Furthermore, the Association does not need to have another fallen tree.

For those residents living near this tree, there will be noise and dust while the crew is on site. You may want to close your windows and doors.

Additionally, the tree crew equipment may need to park near the area so please be careful as you drive by. Thank you for your patience and cooperation.

#### UPDATE ON RESTORING BLDG 7626

This past weekend, the Association received proposals from the general contractor, Beachside & Associates, to restore the 7 affected units and the building. Those proposals have been submitted to the insurance carrier consultant and adjusters.

#### VEHICLES WITH 2023 EXPIRED TAGS WILL BE TOWED AT VEHICLE OWNERS' EXPENSE

Unless pre-approved by the Board, vehicles with expired parking registration tags will be towed at their owners' expense. Please bring your registration tag current. Thank you.

#### ELECTION BALLOT MAILED TO OWNERS

##### (Please Vote & Return your Ballot)

On or around January 19<sup>th</sup>, a secret ballot for the election of the Board was sent to the unit owners. If you have received your ballot, please follow the instructions, vote and return it the provided self-addressed-stamped envelope. Please make sure to sign the back of the envelope that states "To Be Opened By Inspector Of Elections Only." Tom Doty was appointed to be the Inspector of Elections.

Please call if you have misplaced your ballot. If you are an owner and live on site, the HOA will deliver one to you.

Originally, there were 5 candidates at the Annual Meeting. Subsequently, 2 withdrew and there are now just three candidates running for the three positions. Even though there are just 3 candidates for the three positions, the secret ballot procedure is still in effect. **Please vote and return your ballot by March 14, 2024**, when the opening and counting is scheduled. If there are not enough ballots (90 are needed), the Board may extend the deadline until sufficient ballots are received. Thank you.

#### OWNERS' COMMENTS ON RESPONSIBILITY OF DECKS, UTILITY DOORS & LINES FORWARDED

Several owners sent in their comments regarding maintenance responsibility of the above items. On March 1<sup>st</sup>, all those comments were emailed to owners. If you did not receive it, please call and they will be emailed to you.

#### BOARD MEETING SCHEDULED VIA ZOOM

The next Board Meeting is scheduled for **March 14, 2024, at 6PM**, via Zoom

**<https://ucsb.zoom.us/j/95672538616>**

**Meeting ID: 956 7253 8616**

**Passcode: 71139**

· You can also call by dialing:

**+1 669 900 6833 (Hit \*6 to unmute)**



**SPECIAL ASSESSMENT DUE ON JUNE 1<sup>ST</sup>**

As a reminder, the Budget calls for a special assessment of \$270 due on June 1, 2024. You can pay the special assessment early if you wish. Please make your check payable to "BART TRUST" and please write "special assessment" on the memo line for proper classification. Any payment received after June 30, 2024, will be considered late and there will be a late charge. When the time comes, please send a check to pay for the special assessment to the address below.

**CHECK YOUR SMOKE ALARMS & CO  
DETECTORS RECOMMENDED****(Moisture Alarm Strongly Suggested)**

With the recent time change, it serves as a good reminder to test your smoke alarms and carbon monoxide detectors. Even if you have alarms / detectors hard wired, it is a good idea to have a battery back-up unit just in case the power goes out. Multiple devices recommended for each unit. While at it, you may want to consider getting a moisture detector to put at each location where there's potential for a leak (i.e. under your sinks, in your water heater closet, behind your toilets, back of your washing machine and your refrigerator, especially if you have an ice maker.)

**NOTIFY YOUR INSURANCE AGENT  
REGARDING HIGHER DEDUCTIBLE**

If you have not done so, please notify your insurance agent that the Association policy has a \$20,000 deductible for water related issues. Please have your coverage be adjusted accordingly so that you are properly covered.

**REPORT TO UNION PACIFIC HOMELESS  
ENCAMPMENT OR VEGETATION GROWTH**

If you see homeless encampment or overgrown vegetation on the Union Pacific (UP) Railroad side, you can email UP at [www.up.com/NotifyUP](http://www.up.com/NotifyUP).

You will need to give specific location information. Thank you for your cooperation.

**CHECK PLUMBING SUPPLY LINES URGED**

To minimize chances of leaking, please take a few minutes to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended that all owners and renters should have appropriate insurance coverage.

**PARKING REMINDER -****REGISTRATION MUST BE CURRENT**

As a reminder, all vehicles at the complex must have current parking stickers...whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only "long-term" parking place is located across 7602 & 7606. Violators are subject to be towed at vehicle owner's expense.

**CHECK ASSOCIATION WEBSITE  
[WWW.EUCALYPTUSGROVE.ORG](http://WWW.EUCALYPTUSGROVE.ORG)****FOR INFORMATION**

Please check the Association website for the following topics (listed in alphabetical order):

- Alteration / modification policy
- Balconies / patios
- Dehumidifiers
- Furnace inspection
- Governing documents
- Hard floors
- Insurance review recommended
- Mailbox
- Maintenance request
- Minutes
- Newsletters
- No short-term rentals
- Parking
- Pets
- Pressure regulators
- Quiet hours
- Remodeling
- Sewer lines
- Smoking prohibited
- Trespassers

**UPDATING THE BYLAWS & CC&R'S  
STILL IN THE WORKS**

The process of drafting the CC&R's and Bylaws is on hold while the discussion of owner's responsibility vs Association continues.

**REPORT BURNT OUT LIGHT BULBS**

For efficiency's sake, when reporting a burnt-out light bulb, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

**ALL EXTERIOR ALTERATIONS REQUIRE  
BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval.

Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Management, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

#### **THINKING OF REMODELING?**

Unit Interior Modifications should also have prior Board Approval. Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

#### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

#### **PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE**

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

#### **INSURANCE INFO FOR REFINANCE**

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to [info@clineagency.com](mailto:info@clineagency.com)).

Speaking about insurance, the Association insurance has a \$10,000 deductible while water damage has a \$20,000 amount. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Association insurance policy is available upon request.

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$36.7M+). A copy of

the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage. All renters are strongly encouraged to get renters insurance.

#### **PROBLEMS WITH MAILBOX LOCK?**

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

#### **OWNER CONTACT INFORMATION REQUIRED**

As part of the governing documents, all owners are required to provide their current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

#### **BOARD MEETING SCHEDULED; AGENDA ENCLOSED;**

The next meeting is **March 11, 2024**, at 6PM, via Zoom. (See Previous Page for Zoom Link). If you wish to attend the meeting in person, you can come to our office at the address below. Please call at least 24 hours prior for arrangements. Thank you.

The Board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the website.

If you have renters, you are responsible for forwarding the newsletter to your tenants. Thank you.

Prepared by: **BARTLEIN & COMPANY, INC.**  
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 Bartlein  
& Company, Inc.



## Financial Summary

February, 2024

EUCALYPTUS GROVE HOMEOWNERS ASSOC.  
7600 HOLLISTER - GOLETA

Ref EG

	Current Month	% of Budget	Year-to-Date	% of Budget	Annual Budget
BEGINNING BALANCE	\$5,000.00		\$5,000.00		
MAINT. FEES/ASSESSMENTS	93,812.00	8.3%	184,602.00	16.3%	1,129,848.00
ELECTRIC VEHICLE FEES	59.58	N/A	116.91	N/A	N/A
SPECIAL ASSESSMENTS	1,620.00	3.4%	2,970.00	6.1%	48,330.00
OTHER INCOME	5,735.00	N/A	5,785.00	N/A	N/A
<b>TOTAL INCOME</b>	<b>101,226.58</b>	<b>8.6%</b>	<b>193,473.91</b>	<b>16.4%</b>	<b>1,178,178.00</b>
CLEANING & JANITORIAL	1,198.00	7.0%	2,330.00	13.7%	17,000.00
CABLE TV/INTERNET	159.62	8.0%	319.24	16.0%	2,000.00
ELECTRIC	1,937.69	8.8%	3,667.63	16.7%	22,000.00
LANDSCAPE MAINTENANCE	6,746.00	8.2%	13,492.00	16.5%	82,000.00
LANDSCAPE SUPPLY & EXTRAS	1,473.95	7.4%	1,473.95	7.4%	20,000.00
MANAGEMENT FEES	3,361.00	8.3%	6,722.00	16.7%	40,332.00
PAINTING & DECORATING	- 0 -	0.0%	- 0 -	0.0%	2,000.00
POOL MAINT & SUPPLIES	1,728.36	7.5%	3,707.47	16.1%	23,000.00
POOL HEATING (GAS)	1,230.68	8.2%	2,434.14	16.2%	15,000.00
REPAIRS & MAINTENANCE	2,201.00	2.9%	3,025.26	4.0%	75,000.00
RUBBISH REMOVAL	6,744.48	8.1%	13,663.29	16.5%	83,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	1,000.00
SUPPLIES	356.66	7.1%	1,827.87	36.6%	5,000.00
WATER & SEWER	1,415.88	4.2%	4,650.00	13.7%	34,000.00
INSURANCE	- 0 -	0.0%	- 0 -	0.0%	185,000.00
PEST CONTROL	340.00	5.7%	680.00	11.3%	6,000.00
PROFESSIONAL FEES	240.00	2.4%	240.00	2.4%	10,000.00
TELEPHONE EXPENSE	99.82	7.7%	199.09	15.3%	1,300.00
MISCELLANEOUS EXPENSE	1,740.20	58.0%	3,776.08	125.9%	3,000.00
<b>OPERATING EXPENSES</b>	<b>30,973.34</b>	<b>4.9%</b>	<b>62,208.02</b>	<b>9.9%</b>	<b>626,632.00</b>
RESERVE EXPENDITURES	74,101.62	4.7%	119,976.62	7.6%	1,586,100.00
<b>TOTAL EXPENDITURES</b>	<b>105,074.96</b>	<b>4.7%</b>	<b>182,184.64</b>	<b>8.2%</b>	<b>2,212,732.00</b>
<b>CASH FLOW:Income-Expenses</b>	<b>(3,848.38)</b>	<b>0.4%</b>	<b>11,289.27</b>	<b>-1.1%</b>	<b>(1,034,554.00)</b>
TRANS TO OPERATE RESERVE	(24,291.07)	N/A	(40,962.31)	N/A	N/A
INSUR CLAIM RECD (DISB)	- 0 -	N/A	1,620.76	N/A	N/A
INCOME TAX	- 0 -	0.0%	- 0 -	0.0%	(17,000.00)
TRANSFER TO RESERVE	(45,962.17)	8.3%	(91,924.34)	16.7%	(551,546.00)
TRANSFER FROM RESERVE	74,101.62	4.7%	119,976.62	7.6%	1,586,100.00
<b>OTHER TRANSACTIONS</b>	<b>3,848.38</b>	<b>0.4%</b>	<b>(11,289.27)</b>	<b>-1.1%</b>	<b>1,017,554.00</b>
CURRENT BALANCE	\$5,000.00		\$5,000.00		

**BALANCE SHEET**

FEBRUARY 29, 2024

(Unaudited)

**EUCALYPTUS GROVES OWNERS' ASSOCIATION****ASSETS:**

	Operating Account			\$5,000.00
	Savings/Reserves:	Rate (%)		
MM	Community West Bank # 1502484	3.43	\$265,101.86	
3/19/24	US Treasury - T-Bill # 912797JJ7	5.390	169,301.87	
5/23/24	US Treasury - T-Bill # 912797HR1	5.461	204,477.99	
8/15/24	US Treasury - T-Bill # 912797KB2	5.285	292,318.08	
3/21/24	US Treasury - T-Bill # 912797LL9	5.537	204,373.17	
6/6/24	US Treasury - T-Bill # 912797HT7	5.419	204,489.95	
7/25/24	US Treasury - T-Bill # 912797JT5	5.237	45,498.00	
4/25/24	US Treasury - T-Bill # 912797HG5	5.564	291,923.76	
6/20/24	US Treasury - T-Bill # 912796ZW2	5.354	204,553.65	
3/28/24	US Treasury - T-Bill # 912797GY7	5.553	204,357.24	
11/16/23	US Treasury - T-Bill # 912797FK8	5.194	0.00	
2/8/24	US Treasury - T-Bill # 912797GM3	5.499	0.00	
1/25/24	US Treasury - T-Bill # 912796ZY8	5.504	0.00	
3/7/24	US Treasury - T-Bill # 912797GQ4	5.537	369,818.11	
12/21/23	US Treasury - T-Bill # 912797FV4	5.397	<u>0.00</u>	2,456,213.68
	Accounts Receivable:			
	Due From Unit Owners		45,771.12	
	Other Receivables		<u>0.00</u>	45,771.12
	<b>TOTAL ASSETS</b>			<b>\$2,506,984.80</b>
				=====

**LIABILITIES:**

	Accounts Payable	\$53,000.00
	Prepaid Assessments	9,389.32
	<b>TOTAL LIABILITIES</b>	<b>62,389.32</b>

**FUND BALANCES:**

		2,444,595.48
	<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$2,506,984.80</b>
		=====

Prepared by:



**Bartlein  
& Company, Inc.**  
Managers of Real Property

This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.

# **EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING AGENDA THURSDAY, MARCH 14, 2024 (6PM) Via Zoom <https://ucsb.zoom.us/j/95672538616> Meeting ID: 956 7253 8616; Passcode: 71139 By Phone: 1-669-900-6833 (Hit \*6 to unmute)**

### **1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM**

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, SB. Please call the day before the meeting to let us know that you're coming.

Opening & Counting of ballots if sufficient ballots have been received or extend deadline; Tom Doty, Inspector of Elections

### **2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –**

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

### **3. APPROVAL OF PRIOR MEETING MINUTES (2/8/24)**

- a. Regular Session.
- b. Executive Session Summary (fine recommended & ratification)

### **4. TREASURER, OFFICERS & COMMITTEES**

- a. Reading of the Treasurer's Report.  
Operating Expenses are about 6.8+% below budget thru end of last month on cash basis  
Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.
- b. Landscape recommendations & proposals – tree work;
- c. Committees (EV, Architectural, Website, Solar, Events, etc.)
- d. Caretaker or pool report
- e. Vendor evaluations

### **5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

- a. 7626 rebuild from fallen tree & insurance claim
- b. Leak from #364 into #264 & #131 - ins funds disbursed to #264 & #131; w/hold #364; exec discussion
- c. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
- d. Updating the gov docs; 2<sup>nd</sup> draft of bylaws & CC&Rs; owners' write ups sent
- e. Gas lines projects – installing plastic tags on each line; see Beachside's bid
- f. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- g. Consolidated Overhead upgrades to gates, gym & pool access control
- h. Pool facilities & sauna; other related issues; handicap seating
- i. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- j. EV charging stations
- k. Inspection of elevated walkways & balconies – by Focused Group
- l. Pedestrian pathway improvements mailbox kiosk across from 7632
- m. Utility closets at 7628 #117
- n. Fire safety – quote for radios / walkie-talkie; Air table
- o. Bike rack by 7628
- p. Trees & Union Pacific Railroad by 7610 – reimbursement received from UPR.

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- a. Legality of 2023 borrowed reserves and 2024 special assessment (Civil Code 5380, Civil Code 5510, and Civil Code 5515)
- b. Allocation of reserve interest and taxes (Civil Code 5510, Adams-Stirling opinion on reserve interest & taxes).
- c. Equal Access allowed and required by law (Civil Code 5105).
- d. Replacement of stair treads & brackets
- e. Parking policy – overnight in vehicle
- f. Hosting zoom meetings
- g. Board instructions
- h. Other items to be put on next month's agenda

**7. EXECUTIVE SESSION**

If needed: (Executive Session may only be used to discuss litigation, contracts with 3<sup>rd</sup> parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); levying fine;

- Late payers through end of last month (balances of \$500 or more): **\*\*Dog in private patio\*\***
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

**8. ADJOURNMENT (Scheduled meeting 4/11/24 @ 6PM via Zoom)** egagenda.doc 3/8/24

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